

**WAUKESHA COUNTY BOARD OF ADJUSTMENT
SUMMARY OF MEETING**

The following is a Summary of the Board of Adjustment Meeting held on Wednesday, June 25, 2003, at 6:30 p.m. in Room 255/259 of the Waukesha County Administration Center, 1320 Pewaukee Road, Waukesha County Wisconsin, 53188.

BOARD MEMBERS PRESENT: Linda Radler, Chairman
James Ward*
Robert Bartholomew
Paul Schultz
Mary Voelker

*Note: Mr. Ward did not arrive until 8:45 p.m. He was not present for the public hearings and did not participate in those decisions.

BOARD MEMBERS ABSENT:

SECRETARY TO THE BOARD: Mary E. Finet

OTHERS PRESENT: Town of Merton Board of Adjustment
Carol Krug, BA03:052, petitioner
Mark Wille, BA03:052, builder
Patricia Garrity, BA03:053, petitioner
Jean Dodd, BA03:053, neighbor
Susan Agen, BA03:053, neighbor
Peter and Elizabeth Gottsacker, BA03:054, petitioners
Austin and Loretta Smith, BA03:054, neighbors
Carl and Jane Geraldson, BA03:056, petitioners
Atty. Dean B. Richards, BA03:056, representing the petitioners
Richard Guindon, BA03:056, neighbor
Greg and Jane Proudlove, BA03:049, petitioners
Charles Luebke
Dawn and Rick Ray

The following is a record of the motions and decisions made by the Board of Adjustment. Detailed minutes of these proceedings are not produced, however, a taped record of the meeting is kept on file in the office of the Waukesha County Department of Parks and Land Use, and a taped copy or transcript is available, at cost, upon request.

SUMMARIES OF PREVIOUS MEETINGS:

Ms. Voelker *I make a motion to approve the Summary of the Meeting of May 28, 2003.*

The motion was seconded by Mr. Schultz and carried with four yes votes. Mr. Ward was not present for the vote.

NEW BUSINESS:

BA03:052 MICHAEL AND CAROL KRUG

Ms. Voelker

I make a motion to adopt the staff's recommendation, as stated in the Staff Report, with the conditions stated in the Staff Report and for the reasons stated in the Staff Report.

The motion was seconded by Mr. Bartholomew and carried with four yes votes. Mr. Ward did not vote because he was not present for the public hearing.

The staff's recommendation was for approval, with the following conditions:

1. The footprint of the addition shall be no larger than the existing enclosed porch, except for the proposed expansion of the bay window on the first floor.
2. The non-conforming wooden storage shed, which was built without permits, must be removed from the property or relocated to a conforming location, no later than 12 months after the issuance of a zoning permit. A conforming location would be at least 5 ft. from the side lot lines, at least 10 ft. from the residence, at least 43 ft. from the edge of the 50 ft. wide road right-of-way, and at least 75 ft. from the lake and the 100-year floodplain.
3. No later than 12 months after the issuance of a zoning permit, an updated Plat of Survey showing the expanded residence and, if it is retained, the wooden storage shed in a conforming location, must be prepared by a registered land surveyor and submitted to the Planning and Zoning Division staff for review and approval.
4. **No retaining walls will be permitted within 5 ft. of the side lot line or within 75 ft. of the lake.**
5. If any changes to the existing grade are proposed, a detailed grading and drainage plan, showing existing and proposed grades and any proposed retaining walls, must be prepared by a registered landscape architect, surveyor, or engineer and submitted to the Planning and Zoning Division staff for review and approval, prior to the issuance of a zoning permit. This is to ensure that the construction does not result in adverse drainage onto adjacent properties. The intent is that the property be graded according to the approved plan, and also to provide that the drainage remain on the property or drain to the lake, and not to the neighboring properties or the road. The following information must also be submitted along with the grading and drainage plan: a timetable for completion, the source and type of fill, a complete vegetative plan including seeding mixtures and amount of topsoil and mulch, an erosion and sediment control plan, and the impact of any grading on stormwater and drainage.

The reasons for the recommendation, as stated in the Staff Report, are as follows:

The residence is a substantial structure, which is not likely to be removed and which would be in a conforming location, with "sewer reductions", except for the attached garage. The proposed construction will provide a reasonable use of the property, in the form of a slightly expanded residence, in keeping with other homes in the area. The approval of this request, with the recommended conditions, will not adversely affect the adjacent properties or the lake and is not

contrary to the public interest because the enclosed porch is in a conforming location and the proposed construction will not increase the footprint of the residence. Therefore, the approval of this request, with the recommended conditions, is in conformance with the purpose and intent of the Ordinance.

BA03:053 KEN PARK AND PATRICIA GARRITY

Mr. Bartholomew

I make a motion to adopt the staff's recommendation, as stated in the Staff Report, with the elimination of the second sentence in Condition #3.

The motion was seconded by Ms. Voelker and carried with three yes votes. Mr. Schultz voted no. Mr. Ward did not vote because he was not present for the public hearing.

The staff's recommendation was for denial of the requested offset and accessory building height variances and approval of variances from the road setback, floor area ratio, and open space requirements and approval of a special exception from the accessory building floor area ratio requirements, with the following modifications and conditions:

1. The proposed garage must conform with the minimum offset requirement, with a "sewer reduction". This will require it to be located at least 5.83 ft. from the side lot lines, as measured to the outer edges of the walls, provided the overhangs do not exceed two (2) ft. in width. If the overhangs exceed two (2) ft. in width, the building must be located the additional distance from the side lot lines as the overhangs exceed two (2) ft. in width.
2. The proposed garage must be located at least 23 ft. from the edge of the 20 ft. wide platted road right-of-way of Breen's Bay Rd., as measured to the outer edge of the wall, provided the overhang on the road side does not exceed two (2) ft. in width. If the overhang on the road side exceeds two (2) ft. in width, the garage must be located the additional distance from the road as the overhang exceeds two (2) ft. in width. Note: This will place the garage at least 33 ft. from the centerline of the road right-of-way and outside of the established road right-of-way, thus eliminating the need for Town Board approval to permit the garage to be located within the established road right-of-way and for the recordation of a Declaration of Restrictions, stating that if, in the future, any portion of the garage should interfere with necessary road improvements, that portion of the garage would be removed at the owners' expense.
3. The footprint of the proposed garage must be reduced to no more than 576 sq. ft., which will permit the construction of a 24 ft. x 24 ft. garage, or its equivalent. The overhang may be extended on the side of the proposed garage to create a covered porch or walkway, provided the garage conforms with the offset requirement noted above.
4. The proposed garage must conform with the height requirement of the Ordinance, i.e. the height of the garage, as measured half way between the peak of the roof and the eaves, must not exceed 15 ft.
5. The proposed garage may contain an upper-level storage area only if it conforms with the height requirement noted above and only if that upper level is not accessible via a permanent staircase. The upper level of the garage may be accessed via pull-down stairs.

6. Prior to the issuance of a zoning permit, a complete set of plans for the garage, in conformance with the above conditions, must be submitted to the Planning and Zoning Division staff for review and approval.
7. Prior to the issuance of a zoning permit, a stake-out survey showing the location of the proposed garage, in conformance with the above conditions, must be prepared by a registered land surveyor and submitted to the Planning and Zoning Division staff for review and approval.
8. If any changes to the existing grade are proposed, a detailed grading and drainage plan, showing existing and proposed grades, must be prepared by a registered landscape architect, surveyor, or engineer and submitted to the Planning and Zoning Division staff for review and approval, prior to the issuance of a zoning permit. This is to ensure the construction of the garage does not result in adverse drainage onto adjacent properties. The intent is that the property be graded according to the approved plan, and also to provide that the drainage remain on the property and not drain to the neighboring properties or the road. The following information must also be submitted along with the grading and drainage plan: a timetable for completion, the source and type of fill, a complete vegetative plan including seeding mixtures and amount of topsoil and mulch, an erosion and sediment control plan, and the impact of any grading on stormwater and drainage.

The reasons for the recommendation, as stated in the Staff Report, are as follows:

It has not been demonstrated, as required for a variance, that denial of the requested offset and accessory building height variances would result in an unnecessary hardship. A hardship has been defined by the Wisconsin Supreme Court as a situation where, in the absence of a variance, no reasonable use can be made of the property. The proposed garage could be relocated to conform with the offset requirement and the height could be reduced to conform with the maximum permitted accessory building height requirement and still allow a reasonable use of the property.

However, a hardship does exist with respect to the road setback, floor area ratio, and open space requirements. A larger garage is necessary for the reasonable use of the property, but a new garage could not be constructed without variances from the road setback, floor area ratio, and open space requirements. Conformance with minimum required road setback and the minimum required offset between a residence and a detached accessory building would permit a detached garage with a depth of only 14 ft. The existing residence alone exceeds the maximum permitted floor area ratio and because the lot area of 7,492.5 sq. ft. is only slightly more than the minimum required open space, with a "sewer reduction", of 7,000 sq. ft., it is impossible to construct any garage on the property without variances from the floor area ratio and open space requirements.

In addition, conformance with the maximum permitted accessory building floor area ratio of 3% would permit a detached garage of only 224 sq. ft., which would be smaller than the existing garage. As recommended, the new garage would be 17ft. farther from the road than the existing garage. This would not be a safety hazard and is not contrary to the public interest. Therefore, the approval of variances from the road setback, floor area ratio, and open space requirements and of a special exception from the accessory building floor area ratio requirement, with the recommended conditions, is in conformance with the purpose and intent of the Ordinance.

BA03:054 PETER AND ELIZABETH GOTTSACKER

Ms. Voelker

I make a motion to adopt the staff's recommendation, as stated in the Staff Report, for the reasons stated in the Staff Report, with the words "and receive" removed from Condition #1.

The motion was seconded by Mr. Bartholomew and carried with four yes votes. Mr. Ward did not vote because he was not present for the public hearing.

The staff's recommendation was for denial of the requested offset variance, partial approval of road setback and floor area ratio variances, and partial approval of a special exception from the accessory building floor area ratio requirement, with the following modifications and conditions:

1. Prior to the issuance of a zoning permit for the garage, the newly constructed deck and patio, which were constructed in a non-conforming location without a zoning permit, must be removed or the petitioners must apply for and receive a zoning permit and the necessary variances to attempt to retain them. If the petitioners choose to attempt to retain the deck and patio, they must pay after-the-fact double fees for the zoning permit and variance application.
2. The proposed garage must conform with the minimum offset requirement, with a "sewer reduction". This will require it to be located at least 9.33 ft. from the side lot line, as measured to the outer edge of the wall, provided the overhang does not exceed two (2) ft. in width. If the overhang exceeds two (2) ft. in width, the garage must be located the additional distance from the side lot line as the overhang exceeds two (2) ft. in width.
3. The proposed garage must be located no closer to the road than the existing garage, which is 21.3 ft. from the edge of the 25 ft. wide platted road right-of-way of Hickory La. This measurement shall be measured to the outer edge of the wall, provided the overhang does not exceed two (2) ft. in width. If the overhang exceeds two (2) ft. in width, the garage must be located the additional distance from the road as the overhang exceeds two (2) ft. in width.
4. The footprint of the proposed garage must be reduced to no more than 728 sq. ft., which will permit the construction of a 26 ft. x 28 ft. garage, or its equivalent. This will result in an accessory building floor area ratio of 4.8% and an overall floor area ratio of 21.7%.
5. The proposed garage must conform with the height requirement of the Ordinance, i.e. the height of the garage, as measured half way between the peak of the roof and the eaves, must not exceed 15 ft.
6. The proposed garage may contain an upper-level storage area only if it conforms with the height requirement noted above and only if that upper level is not accessible via a permanent staircase. The upper level of the garage may be accessed via pull-down stairs.
7. Prior to the issuance of a zoning permit, a complete set of plans for the garage, in conformance with the above conditions, must be submitted to the Planning and Zoning Division staff for review and approval.
8. Prior to the issuance of a zoning permit, a stake-out survey showing the location of the proposed garage, in conformance with the above conditions, must be prepared by a registered land surveyor and submitted to the Planning and Zoning Division staff for review and approval.

9. If any changes to the existing grade are proposed, a detailed grading and drainage plan, showing existing and proposed grades, must be prepared by a registered landscape architect, surveyor, or engineer and submitted to the Planning and Zoning Division staff for review and approval, prior to the issuance of a zoning permit. This is to ensure the construction of the garage does not result in adverse drainage onto adjacent properties. The intent is that the property be graded according to the approved plan, and also to provide that the drainage remain on the property and not drain to the neighboring properties or the road. The following information must also be submitted along with the grading and drainage plan: a timetable for completion, the source and type of fill, a complete vegetative plan including seeding mixtures and amount of topsoil and mulch, an erosion and sediment control plan, and the impact of any grading on stormwater and drainage.

The reasons for the recommendation, as stated in the Staff Report, are as follows:

It has not been demonstrated, as required for a variance, that denial of the requested offset variance would result in an unnecessary hardship. A hardship has been defined by the Wisconsin Supreme Court as a situation where, in the absence of a variance, no reasonable use can be made of the property. It is possible to construct a detached garage, which would provide a reasonable use of the property, in conformance with the offset requirement. Therefore, no hardship exists with respect to the offset requirement and the approval of an offset variance would not be in conformance with the purpose and intent of the Ordinance.

However, a hardship does exist with respect to the road setback and floor area ratio requirements. Even a new garage the same size as the existing garage could not be constructed without road setback and floor area ratio variances. Conformance with the floor area ratio requirement would permit the construction of only a 390 sq. ft. garage, which is smaller than the existing garage and would not provide a reasonable use of the property. Similarly, conformance with the maximum permitted accessory building floor area ratio of 3% would permit a detached garage of only 455 sq. ft., which is also smaller than the existing garage. As recommended, the new garage would be no closer to the road than the existing garage. This would not be a safety hazard and is not contrary to the public interest. Therefore, the approval of variances from the road setback and floor area ratio requirements and of a special exception from the accessory building floor area ratio requirement, with the recommended conditions, is in conformance with the purpose and intent of the Ordinance.

BA03:055 DIANA LOEBSACK

This request was withdrawn by the petitioner.

BA03:056 CARL AND JANE GERALDSON

Mr. Schultz

I make a motion to adopt the staff's recommendation, as stated in the Staff Report, for the reasons stated in the Staff Report.

The motion was seconded by Mr. Bartholomew and carried with four yes votes. Mr. Ward did not vote because he was not present for the public hearing.

The staff's recommendation was for approval of variances from the offset requirements, the shore and floodplain setback requirements, and the floor area ratio requirements, to permit the construction of a new single-family residence, with a deck and a pergola, subject to the modifications and conditions listed below.

The staff's recommendation was for denial of the requested variances to remodel a non-conforming structure in excess of 50% of its fair market value and from the floor area ratio requirement, and denial of the requested special exceptions from the road setback and accessory building floor area ratio requirements, to permit the construction of an addition to the detached garage, but approval of a variance from the floor area ratio requirement and of special exceptions from the road setback and accessory building floor area ratio requirements, to permit the construction of a new detached garage, subject to the modifications and conditions listed below.

1. The new residence must be located at least 7 ft. from each side lot line, as measured to the outer edges of the walls, with overhangs not to exceed two (2) ft. in width.
2. The new residence and all appurtenances, such as decks and patios and the proposed pergola, must be located at least 75 ft. from the lake and the 100-year floodplain on the west side of the property. The new residence and its appurtenances may be closer to lake and the 100-year floodplain, as measured across the adjacent lot to the south, provided the residence and all appurtenances are located at least 7 ft. from the south lot line and no closer to the lake than the deck on the existing residence.
3. If desired, the new residence may be constructed with an attached garage, provided the existing detached garage is removed and provided the attached garage is located in conformance with the road setback requirements of the Ordinance and at least 7 ft. from the side lot lines, as measured to the outer edges of the walls, with overhangs not to exceed 2 ft. in width.
4. In lieu of an attached garage, the existing detached garage may be replaced with a new detached garage, provided the floor area of the new garage does not exceed 528 sq. ft. and provided the new garage is located in conformance with the offset requirements and no closer to the road than the existing garage. This will permit the construction of a 22 ft. x 24 ft. detached garage, or its equivalent.
5. If a new detached garage is proposed, it must conform with the height requirement of the Ordinance, i.e. the height of the garage, as measured half way between the peak of the roof and the eaves, must not exceed 15 ft. A new detached garage may contain an upper-level storage area only if it conforms with the height requirement noted above and only if that upper level is not accessible via a permanent staircase. The upper level of the garage may be accessed via pull-down stairs.
6. The floor area ratio of the property shall not exceed 19.5%. This will permit the construction of a new residence and a new attached or detached garage with a total floor area, including the garage and both floors of the residence, of 2,570 sq. ft.
7. If the existing detached garage is removed, a new residence cannot be constructed on the property unless it has either an attached garage of at least 400 sq. ft. or unless a new detached garage of at least 400 sq. ft. is constructed at the same time.

8. Prior to the issuance of a zoning permit, a complete set of house plans and, if applicable, garage plans, in conformance with the above conditions, must be submitted to the Planning and Zoning Division staff for review and approval.
9. Prior to the issuance of a zoning permit, a stake-out survey showing the location of the proposed residence and all appurtenances such as decks and patios, as well as any proposed attached or detached garage, in conformance with the above conditions, must be prepared by a registered land surveyor and submitted to the Planning and Zoning Division staff for review and approval.
10. Prior to the issuance of a zoning permit, the Environmental Health Division must certify that the existing septic system is adequate for the proposed construction, or a sanitary permit for a new waste disposal system must be issued and a copy furnished to the Planning and Zoning Division staff.

The reasons for the recommendation, as stated in the Staff Report, are as follows:

The approval of variances from the offset, shore and floodplain setback, and floor area ratio requirements, to permit the construction of a new residence and an attached or detached garage, with the recommended conditions, will permit a reasonable use of the property, in keeping with other development in the area. As recommended the new residence would be farther from the side lot lines than the existing residence and in conformance with the minimum required offset and the maximum permitted floor area ratio that could be permitted when the property is served by municipal sewer. As recommended, a maximum floor area ratio of 19.5% will permit 2,570 sq. ft. of floor area, which does not deny a reasonable use of the property. The location of the lot on a point extending into Okauchee Lake causes a hardship because there are shore and floodplain setback requirements on both the west and south sides of the property. As recommended, the new residence would be 75 ft. from the lake and the 100-year floodplain on the west side of the property, and no closer to the lake on the south side than the existing residence, which will not adversely affect the lake or the neighboring properties and is not contrary to the public interest. Therefore, the approval of variances from the offset, shore and floodplain setback, and floor area ratio requirements, to permit the construction of a new residence and an attached or detached garage, with the recommended conditions, is in conformance with the purpose and intent of the Ordinance.

It has not been demonstrated, as required for a variance, that denial of the requested variance to remodel a non-conforming structure in excess of 50% of its fair market value, to permit the proposed addition to the detached garage would result in an unnecessary hardship. A hardship has been defined by the Wisconsin Supreme Court as a situation where, in the absence of a variance, no reasonable use can be made of the property. The existing detached garage is a severely non-conforming structure, located only 2.7 ft. from the north lot line and only 7 ft. from the residence on the adjacent lot to the north. It is the intent of the Ordinance that non-conforming structures should be eliminated over time and the construction of the proposed addition would only serve to perpetuate the existence of the non-conforming garage. Therefore, the approval of a variance to remodel a non-conforming structure in excess of 50% of its fair market value to permit the proposed garage addition would not be in conformance with the purpose and intent of the Ordinance. However, the approval of special exceptions from the accessory building floor area ratio requirement and, if necessary, from the road setback

requirement, to permit the existing detached garage to be replaced with a new, larger, detached garage, with the recommended conditions, would be in conformance with the purpose and intent of the Ordinance.

BA03:049 GREG AND JAYNE PROUDLOVE

Ms. Voelker

I make a motion to adopt the staff's recommendation, as stated in the Staff Report, with the conditions stated in the Staff Report and for the reasons stated in the Staff Report.

The motion was seconded by Mr. Bartholomew and carried with four yes votes. Mr. Ward did not vote because he was not present for the public hearing.

The staff's recommendation was for denial of the requested offset variance for the proposed deck and denial of the requested offset and accessory building height variances for the proposed detached garage, but approval of a special exception from the accessory building floor area ratio requirement to permit the construction of a detached garage, with the following conditions:

1. The existing 8 ft. x 12 ft. storage shed must be removed from the property no later than six (6) months after the issuance of a zoning permit for the detached garage.
2. The proposed deck extension must conform with the minimum offset requirement of the Ordinance. This will require it to be located at least 7.8 ft. from the side lot line.
3. The proposed garage must conform with the minimum offset requirement of the Ordinance. This will require it to be located at least 13 ft. from the side and rear lot lines, as measured to the outer edges of the walls, provided the overhangs do not exceed two (2) ft. in width. If the overhangs exceed two (2) ft. in width, the garage must be located the additional distance from the side and rear lot line as the overhangs exceed two (2) ft. in width.
4. The proposed garage must conform with the height requirement of the Ordinance, i.e. the height of the garage shall not exceed 15 ft., as measured to the average height of the highest gable of a gambrel, hip, or pitched roof.
5. The proposed garage may have a footprint of 22 ft. x 26 ft., or its equivalent, but it may contain an upper-level storage area only if it conforms with the height requirement noted above and only if that upper level is not accessible via a permanent staircase. The upper level of the garage may be accessed via pull-down stairs.
6. Prior to the issuance of a zoning permit, a complete set of plans for the garage and deck extension, in conformance with the above conditions, must be submitted to the Planning and Zoning Division staff for review and approval.
7. Prior to the issuance of a zoning permit, an updated Plat of Survey showing all existing structures, including the above-ground pool, and all proposed structures, in conformance with the above conditions, must be prepared by a registered land surveyor and submitted to the Planning and Zoning Division staff for review and approval.

8. If the updated Plat of Survey required above indicates the above-ground pool does not conform with the required minimum offset of 13 ft. from the west lot line, the pool must be relocated to a conforming location, prior to the issuance of a zoning permit for the deck.
9. A cost estimate for the proposed deck must be submitted to the Planning and Zoning Division staff, prior to the issuance of a zoning permit for the deck.
10. Prior to the issuance of a zoning permit for a detached garage, the revised garage location and its proximity to the holding tank must be reviewed and approved by the Environmental Health Division. If the location of a 22 ft. x 26 ft. detached garage in conformance with the offset requirements conflicts with the holding tank, this matter may be brought back for reconsideration under "old business".
11. If any changes to the existing grade are proposed, a detailed grading and drainage plan, showing existing and proposed grades and any proposed retaining walls, must be prepared by a registered landscape architect, surveyor, or engineer and submitted to the Planning and Zoning Division staff for review and approval, prior to the issuance of a zoning permit. This is to ensure the construction of the proposed garage does not result in adverse drainage onto adjacent properties. The intent is that the property be graded according to the approved plan, and also to provide that the drainage remain on the property and not drain to the neighboring properties or the road. The following information must also be submitted along with the grading and drainage plan: a timetable for completion, the source and type of fill, a complete vegetative plan including seeding mixtures and amount of topsoil and mulch, an erosion and sediment control plan, and the impact of any grading on stormwater and drainage.

The reasons for the recommendation, as stated in the Staff Report, are as follows:

It has not been demonstrated, as required for a variance, that denial of the requested offset variances for the proposed garage and deck and the denial of the requested accessory building height variance for the proposed garage would result in an unnecessary hardship. A hardship has been defined by the Wisconsin Supreme Court as a situation where, in the absence of a variance, no reasonable use can be made of the property. The proposed garage could be located in conformance with the offset requirement and, while the petitioners may desire to construct a two-story garage, a two-story garage is not necessary for a reasonable use of the property. An offset variance for the proposed deck extension is also not necessary for a reasonable use of the property, since, with only a slight modification, the deck could be located in conformance with the offset requirement.

A special exception from the accessory building floor area ratio requirement does not require the demonstration of an unnecessary hardship. As recommended, the approval of a special exception from the accessory building floor area ratio requirement will permit the construction of a reasonably-sized detached garage that will be in keeping with other development in the area, will not adversely affect the adjacent property owners, or be contrary to the public interest. Without a special exception from the maximum permitted accessory building floor area ratio of 3%, the total floor area of all detached accessory buildings on the property could not exceed 374 sq. ft. Including the existing 92 sq. ft. gazebo, this would permit a detached garage of only 282 sq. ft.

Therefore, a special exception from the accessory building floor area ratio requirement is needed to permit the construction of a two-car garage and is conformance with the purpose and intent of the Ordinance.

OTHER ITEMS REQUIRING BOARD ACTION:

ELECTION OF NEW BOARD OF ADJUSTMENT CHAIRMAN

Ms. Voelker *I make a motion to elect Jim Ward to be the new Chairman of the Waukesha County Board of Adjustment, effective July 1, 2003.*

The motion was seconded by Mr. Bartholomew and carried unanimously.

ADJOURNMENT:

Mr. Ward *I make a motion to adjourn this meeting at 8:53 p.m.*

The motion was seconded by Mr. Bartholomew and carried unanimously.

Respectfully submitted,

Mary E. Finet
Secretary, Board of Adjustment